

**SPECIAL MEETING
PLANNING AND ZONING COMMISSION
MEETING MINUTES**

FEBRUARY 15, 2006

MEMBERS PRESENT: Emery Zahner, Arlo Hoffman (left at 7:45) and Alternates Carol Strom, Joe Wher and James Prichard (arrived 7:20)

MEMBERS ABSENT: Lori Spielman, Robert Hoffman, Geri Kupecky and Cliff Aucter

STAFF PRESENT: Robert Phillips, Town Planner and Kristin Michaud, Recording Secretary

I. CALL TO ORDER

Chairman Zahner called the Planning & Zoning Commission (PZC) special meeting to order at 6:31 PM at the Ellington Town Hall, 55 Main Street, Ellington, CT.

II. PUBLIC COMMENTS: NONE

III. UNFINISHED BUSINESS:

1. #S200509 – Brook Crossing Developers, LLC for a 8 lot subdivision on property located at the Extension of Brook Crossing, APN 119-004-0000 in an RA Zone.

TIME: 6:32

SEATED: E. Zahner, C Strom, A. Hoffman and J. Wher

MOVED (WHER), SECONDED (A. HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION #S200509 – BROOK CROSSING DEVELOPERS, LLC.

CONDITION: APPLICANT MUST COMPLY WITH THE TOWN ENGINEER'S LETTER DATED 12/19/05.

2. Reorganization and Clarification of Contradictions and Redundancies in Current Zoning Regulations

Bruce Hoben, Planimetrics, reviewed the changes that were made to the current zoning regulations with the commission. The commission made comments and changes to the draft regulation. Mr. Hoben will make the changes as requested and will submit a revision for the commission's review.

3. Land Use Permit Fee Modifications

The commission discussed the initiative by the Board of Selectman to put all fees into a Town Ordinance. The commission decided not to pursue modifying the fees in the regulations due to the fact that they would be included in the Town Ordinance. However, the draft language in this section regarding the definition of a zoning permit will be combined with the reorganization of the zoning regulations.

4. Propose Schedule and Process on Plan of Conservation and Development Updates

Bruce Hoben, Planimetrics, distributed a Plan of Conservation and Development workbook to the commission members. He requested that staff distribute the workbook to certain town staff members, chairmen of the land use boards and the library. Mr. Hoben will submit supplemental information for the workbook and then contact staff to schedule a special meeting in order to review this information.

IV. ADJOURNMENT:

MOVED (WHER), SECONDED (STROM) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:00 PM.

Respectfully Submitted,

Kristin Michuad
Recording Secretary